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**REDEVELOPMENT PLAN
FOR
HUNTERVILLE II
REDEVELOPMENT PROJECT**



**norfolk redevelopment
and housing authority**

REDEVELOPMENT PLAN
FOR THE
HUNTERSVILLE II REDEVELOPMENT PROJECT

ADOPTED BY
NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
COMMISSIONERS

NOVEMBER 19, 1979

APPROVED BY NORFOLK CITY COUNCIL

JANUARY 2, 1980

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II. DESCRIPTION OF PROJECT

A. Introduction - Project Boundary (Exhibit A: Boundary and Acquisition Map). The Huntersville II Redevelopment Project Area consists of a tract of land of predominately residential development, located in Norfolk's inner city area near the Central Business District, bounded generally as follows: on the south by Virginia Beach Boulevard; on the east by Tidewater Drive between Virginia Beach Boulevard and Princess Anne Road, by the rear line of properties fronting on the east side of Wide Street and by O'Keefe Street between Princess Anne Road and the rear line of properties fronting on the south side of Johnson Street, and by Church Street between Johnson Street and the rear line of property fronting on the north side of Brickhouse Avenue; on the north by Princess Anne Road between Tidewater Drive and Wide Street, by the rear line of properties fronting on the south side of Johnson Street between O'Keefe Street and Church Street and by the rear line of property fronting on Brickhouse Avenue; and on the west by Cedar Grove and Elmwood cemeteries. The Project boundary is shown graphically on Exhibit A and may be described by metes and bounds as follows:

Beginning at a point in the southern line of Princess Anne Road 30.78 feet east of the southeast corner of Princess Anne Road and Wide Street; thence N $22^{\circ} 14' 01''$ E a distance of 164.95 feet to a point in the western line of Wide Street; thence S $67^{\circ} 43' 23''$ E a distance of 135.16 feet to a point in the rear property line of property now or formerly numbered 1210-1212 Wide Street; thence along the rear property lines of property fronting on the east

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Description

side of Wide Street, and along a continuation of such line to a point in the northern line of (REALIGNED) Goff Street; thence N $68^{\circ} 48' 32''$ W a distance of 27.95 feet to the northeast corner of Goff Street and O'Keefe Street; thence, with the eastern line of O'Keefe Street, N $9^{\circ} 05' 03''$ W a distance of 334 feet more or less to a point; thence westwardly across O'Keefe Street and continuing along the rear property lines of property fronting on Johnson Avenue (from 775 through 723 Johnson Avenue) to a point in the eastern line of Eden Street; thence northwardly with the eastern line of Eden Street a distance of 30 feet more or less to a point; thence westwardly across Eden Street and continuing along the rear property lines of (715, 711, 709-707) Johnson Avenue to the eastern line of Church Street; thence northwardly with the eastern line of Church Street to a point in the eastern line of Church Street 34 feet more or less south of the southeast corner of Church Street and Fremont Street; thence westwardly across Church Street and continuing along the southern property line of 1643 Church Street to the southwest corner of 1643 Church Street (said southwest corner being a point in the eastern line of a 15 foot lane); thence northwardly with the west property line of 1643 through 1651 Church Street, which is also the eastern line of a 15 foot more or less lane, to its point of intersection with the eastern line of the Elmwood Cemetery; thence southwestwardly along the eastern line of the Elmwood Cemetery to its intersection with the western line of Smith Street; thence southwardly along the western line of Smith Street to its intersection with the southern line of Princess Anne Road; thence westwardly along the southern line of Princess Anne Road (also the northern line of the Lott Carey School), to the western

line of the Lott Carey School; thence southwardly along the property line of the Lott Carey School, (also the common line with the Cedar Grove Cemetery); thence with several lines of the Cedar Grove Cemetery to the southern line of Virginia Beach Boulevard; thence eastwardly along the southern line of Virginia Beach Boulevard to its intersection with the western line of Tidewater Drive; thence northwardly along the western line of Tidewater Drive to its intersection with the southern line of Princess Anne Road, thence westwardly along the southern line of Princess Anne Road to the point of beginning.

(A)

B. Description of Existing Blight (Exhibit B: Existing Conditions/Area Eligibility Map). The Project Area has been studied by the staff of the Norfolk Redevelopment and Housing Authority to determine the extent and effects of blight and blighting influences within and around it. The Project Area is a built-up predominately residential tract of land containing approximately 71 acres. Existing commercial uses are concentrated along both sides of Church Street from Virginia Beach Boulevard north to Goff Street. These commercial uses are housed in two-story masonry structures which were constructed over forty years ago. These buildings have received a minimal amount of maintenance and upkeep during the past ten years and many are now in need of repair or renovation. In addition, many of these commercial buildings are either vacant or only partially utilized.

Residential uses within the Project Area are characterized by two-story frame rental housing units. The majority of these housing units are dilapidated structures constructed forty or more years ago on narrow lots with virtually no

common open space. This has resulted in an overcrowding of buildings with a minimal amount of recreation or play area, and excessive dwelling unit densities. This high density of dwellings occupied generally by large families of lower incomes with inadequate recreation areas has resulted in an accelerated deterioration of the structures and abusive use of existing open land.

The physical condition of the structures in the Project Area has been examined and classified so as to be tabulated in three categories: (a) a number of slight defects which can be corrected during the regular course of maintenance and as such constitute a "deficiency"; (b) intermediate defects, where extensive repair is needed if the building is to continue in use; and (c) critical defects, repairs of which are necessary for the safety of the building but as to which there is doubtful economical feasibility. Exhibit B presents the Project Area building conditions data based on these criteria, and indicates the number of buildings in each block structurally substandard to a degree warranting clearance, and the number of buildings in each block warranting clearance to remove blighting influences.

As indicated on Exhibit B, 273 buildings, or 67% of the total number of buildings in the Project Area, are structurally substandard to a point warranting clearance as they cannot be economically renovated. Another 96 buildings in the area, or 24% of the total number of buildings in the Project Area, should be removed because they constitute a blighting influence in the Project Area by reason of their dilapidation, obsolescence, depreciation, lack of ventilation or excessive land coverage. Acquisition and clearance of the remainder of the

total structures, with the exception of those structures found to be worthy of retention, will be required to achieve a sound redevelopment of the area. The blighting influences, prevalent throughout the Project Area, include the following:

- inadequate off-street parking to serve businesses in the area;
- a large number of underused buildings where less than one-half of the total available square footage is occupied and the remainder is allowed to deteriorate;
- sixteen vacant buildings containing vacant shops, stores or dwelling units on which all maintenance has stopped;
- obsolete buildings, many of which were constructed forty or more years ago which have not received normal maintenance during their lifetimes and are not now suitable for conversion or improvement;
- a large number of vacant lots, many of which are overgrown with weeds and covered with rubble and the presence of trash, litter and debris throughout the area.

In the residential blocks of the Project Area, 13% of the year round housing units lack some or all plumbing as compared with a city-wide rate of 2%.

The Huntersville II Project Area accounts for a majority of the observed

and recorded deleterious physical conditions within a city planning district in which 21% of the streets, 26% of the curbs, and 21% of the sidewalks are inadequate, and which evidenced the fourth highest percentage of premises with safety hazards in the city.

The adverse effects of the above-described physical conditions on the health, safety, morals and welfare of the Project Area and community at large are evident. The Huntersville II Project Area is located within a planning district which ranked at the top of all planning districts when physical and social problems were aggregated. This area of the city ranked first in new TB cases, first in the city in residential fires, second in the city in reported property crimes, and first in juvenile offenders on probation. The Huntersville II Project Area also suffers the fourth highest infant mortality rate and third highest food stamp caseload of all planning districts in the city.

The commercial section of the Huntersville II Project Area has also experienced decline which parallels the decline in the residential area. There are at present a high percentage of vacant commercial structures along Church Street and Princess Anne Road many of which have been boarded up and are no longer being maintained. In addition, many of the businesses which have remained are marginal or failing. Gross receipts reported on business licenses for businesses in the area show a steady decline during the past few years. The commercial section of the Huntersville II Project Area is a part of the Church Street Business District which experienced a 39% drop in gross receipts between 1970 and 1975. New investment in the area has ceased,

several commercial buildings have been demolished, and existing businesses in the area have relocated to other areas of the city.

Photographs of the Project Area are attached along with a Project Area map identifying the location of each photograph which illustrate the deteriorated condition of the Huntersville II District.



C. Reasons for Selection of the Project Area

The blighted condition of the Huntersville II Project Area has been evident for a number of years and has grown progressively worse during the past five years. The presence of similarly blighted conditions in the residential area adjoining the Project Area on the east, Huntersville I, prompted NRHA to undertake a redevelopment project in this section commencing in 1971. The residents and community leaders along the Church Street Corridor, of which Huntersville II is a part, requested that the local government assist their area in arresting decay and reversing decline. Accordingly, Norfolk City Council, on the recommendation of the City Planning Commission, requested Norfolk Redevelopment and Housing Authority to investigate the Project Area to determine if the area was blighted to the point of qualifying for redevelopment or conservation treatment; and, if so, to prepare a redevelopment plan for the area. Following completion of comprehensive reports and analysis of the area, NRHA studies indicate the existence of blight and blighting influences to such a degree as to warrant the complete redevelopment of the area. The Huntersville II Redevelopment Plan has been prepared in cooperation with residents and community leaders of the area. The Project

Area boundaries were established in meetings among NRHA staff members, residents, community leaders and representatives of other public agencies and were determined by the presence of the Church Street Redevelopment Project on the south, Elmwood Cemetery on the west, the Huntersville Code Enforcement area and Huntersville I Project Area on the north and east. The opportunity has presented itself to eliminate the serious blighting influences within this Project Area; to provide for major community improvements and to insure a healthy, viable reuse of the property. The acknowledged existence of blight and need for its elimination, the present opportunity to improve the area, the compatibility of project proposals with local community objectives and the expressed concern and cooperation of residents and community leaders have motivated the selection of the Project Area.

III. TREATMENT AND REUSE PROVISIONS

A. Objectives of the Redevelopment Plan

The objectives of the Huntersville II Redevelopment Plan are as follows:

1. The elimination of existing blight and deterioration in the Project Area, the correction of environmental and functional causes thereof, and the elimination of the adverse physical, social and economic effects thereof.
- ✓ 2. The efficient redevelopment of land cleared through proposed project activities and the establishment of sound and attractive commercial, institutional and residential areas complementary with other uses.
3. The provisions of public improvements, facilities and amenities, including open spaces, an improved street system, and modernized public utilities to improve the quality of urban life among local residents.
4. The provision of employment opportunities for local residents through designation of land for commercial and institutional development in the Project Area.
- ✓ 5. The retention of established businesses within the Project Area, where possible, in existing or new

structures so that they may continue to serve the community and provide opportunities for minority employment and entrepreneurship.

6. The provision of institutional uses in the Project Area to support and serve nearby existing residential area.
7. The provision of residential uses in the Project Area to provide low and moderate income housing.
8. The enhancement of the local and regional transportation network through the provision of an improved circulation system.
9. The improvement of the quality of urban life among the citizens of the city through a high level of quality in architectural design in buildings and the careful arrangement and location of public and private spaces and structures.

B. Types of Actions Proposed

1. The Norfolk Redevelopment and Housing Authority will acquire all of the land within the Project Area as indicated on the Boundary and Acquisition Map, Exhibit A, with the exceptions of public streets to remain open, and sound buildings feasible of

rehabilitation which may be identified, including buildings of historical or architectural significance, provided that non-acquisition in each case is deemed by the Authority to be consistent with achievement of the project objectives.

2. The buildings or improvements existing on acquired land will be demolished.
3. In coordination with the clearance activities, improved public facilities will be provided, including underground utilities, new and improved streets, curbs and gutters, and other site improvements. Land will be made available for redevelopment by private and public enterprise as indicated on Exhibit C, Land Use Plan.

C. Relationship to Definite Local Objectives

1. The Huntersville II Redevelopment Plan provides for land reuses consistent with the General Plan of Norfolk, adopted in 1967 and the General Development Plan for Huntersville, adopted in 1970.
2. The detailed circulation plan and elements for the area will be designed in close cooperation with officials of the local transportation authority and will be consistent with City transportation objectives as expressed

in adopted plans. As it is desirable to alter the existing public street pattern, City Council will be requested to vacate certain existing streets and provide new street alignments in the Project Area.

3. The City's system of public transportation consists of motor buses, and the area can be adequately served in that manner. The existing public utilities can be improved, if necessary, by new installations within the street right-of-way.

4. The Land Use Plan, Exhibit C, indicates that project land will be made available for redevelopment by public and private enterprise for commercial, institutional, public and residential uses.

D. Proposed Land Uses and Building Requirements in the Area

1. Zoning Proposals

Existing zoning within the project boundaries includes the following: R-4 (Multiple Residential), R-5 (Multiple Residential), C-2 (Limited Commercial), and C-3 (General Commercial). Proposed land reuses will necessitate requests for eventual changes in zoning to accommodate commercial, institutional and residential uses.

2. Land Use Plan, Exhibit C

This map indicates the proposed land uses, including major street rights-of-way.

3. Land Use Provisions

a. Commercial. Within this area, the following uses will be allowed:

(1) Public Uses

(a) Streets and Other Accessways. Land will be made available for such streets, lanes, alleys and pedestrian ways as are required by the detailed development plans for land to be sold in accordance with the provision of this plan.

(b) Public Areas and Facilities. Land will be made available for public recreation and park areas designed for active and passive use and equipped with appropriate improvements such as park furniture, lighting, and landscaping.

(c) Public Parking. Land will be made available for public parking in accordance with more detailed development plans for the area. Paved areas shall be provided with permanent hard surfacing. Non-paved areas shall be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

(a) Commercial. Land will be made available for development by private enterprise in uses of the same general character as set forth in the Commercial categories of the Norfolk Zoning Ordinance as amended.

b. Institutional. Within this area, the following uses will be allowed:

(1) Public Uses

(a) Street and Other Accessways. Land will be made available for such streets, lanes, alleys and pedestrian ways as are required by the detailed development plans for land to be sold in accordance with the provisions of this plan.

(b) Public Areas and Facilities. Land will be made available for public recreation and park areas designed for active and passive use and equipped with appropriate improvements such as park furniture, lighting, and landscaping. Land will also be made available for public facilities of an educational, cultural, or service nature.

(c) Public Parking. Land will be made available for public parking in accordance with more detailed development plans for the area. Paved areas shall be provided with permanent hard surfacing. Non-paved areas shall be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

(a) Institutional. Land will be made available for development by private enterprise or non-profit organizations for uses of the same general character as set forth in the commercial category of the Norfolk Zoning Ordinance as amended.

c. Residential. Within this area, the following uses will be allowed:

(1) Public Uses

(a) Streets and Other Accessways. Land will be made available for such streets, lanes, alleys and pedestrian ways as are required by the detailed development plans for land to be sold or developed by NRHA in accordance with the provisions of this plan.

(b) Public Areas and Facilities. Land will be made available for public recreation and park areas designed for active and passive use and equipped with appropriate improvements such as park furniture, lighting, and landscaping. Land will also be made available for public facilities of an educational, cultural, or service nature.

(c) Public Parking. Land will be made available for public parking in accordance with more detailed development plans for the area. Paved areas shall be provided with permanent hard surfacing. Nonpaved areas shall be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

(a) Residential. Land will be made available for residential and supporting commercial development by private enterprise, by non-profit organizations or by the Authority itself, such development to be of the same general character as set forth in the residential and most restrictive commercial categories of the Norfolk Zoning Ordinance as amended.

4. Additional Regulations and Controls

a. General Provisions. The following controls and regulations covering land use and building requirements provide guidelines for the physical development of the Project Area, within which the developers are encouraged to exercise maximum ingenuity and freedom of design consistent with the objectives of the Redevelopment Plan.

b. Design Review

(1) In order to establish and maintain property values and ensure aesthetic and functional coordination essential to carry out the objectives of the Redevelopment Plan, developers will be obligated to agree to controls contained in land disposition agreements. Such controls, however, will not relieve developers of their responsibility to comply with all ordinances, applicable statutes, rules and regulations adopted or enacted by duly constituted authority.

(2) Land disposition documents will require that preliminary drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping, and building construction be submitted to the Norfolk Redevelopment and Housing Authority for review and approval prior to the execution of disposition documents. Working drawings are to be approved prior to commencement of construction.

(3) The Norfolk Redevelopment and Housing Authority will reserve the right to review and approve any developer's detailed plans, final working drawings and specifications, particularly as they are

concerned with, but not limited to, site planning, architectural layout, materials to be used in construction, landscaping, access, advertising and identification signs, streets and sidewalks.

c. Specific Regulations

(1) Regulations Applicable to All Properties

(a) Statement of Purpose. It is the purpose of this Plan, to promote redevelopment of project land so as to prevent the recurrence of blight, to provide facilities to serve the commercial, institutional, residential and public needs of the Huntersville II area. In order to create a viable development district, the land not devoted to building sites must be so arranged and landscaped as to be aesthetically pleasing and to afford an attractive, functional setting for the structures, with off-street parking and loading areas which will not conflict with easy access to local businesses or with thru-traffic in the area. All improvements shall reflect quality in design, materials and techniques, and appropriate lighting shall be designed to serve the entire project area.

(b) Street Standards. Street patterns will be developed so as to provide:

- i. reasonable access to and egress from all land uses, loading zones and parking lots in an efficient development pattern;
- ii. minimum obstruction to efficient traffic flow on all streets in the Project Area;

- iii. adequate circulation through the Project Area;
- iv. separation of pedestrian and vehicular traffic where feasible; and
- v. efficiency in land use through imaginative layout and design.

(2) Regulations Applicable to Commercial and Institutional Uses

(a) Character of Commercial. No use or manner of operation shall be permitted which is obnoxious or offensive by reason of odor, smoke, noise, glare, fumes, gas, vibration, unusual danger of fire or explosion, emission of particulate matter, or interference with radio or television reception, or for other reasons incompatible with the character of the district and its relationship to adjoining residential areas.

(b) Off-Street Loading. Space for off-street loading and unloading shall be provided in accordance with the requirements of the Norfolk Zoning Ordinance for all uses permitted under this Plan which involve the receipt of materials or goods by vehicular distribution as a general and frequent function of said uses. Sufficient off-street loading space shall be provided to avoid undue interference with public use of streets, alleys or parking ways. Loading areas shall be screened from adjacent public streets and from residential buildings.

(c) Signs. All signs shall be in conformance with applicable provisions of the Zoning Ordinance of the City of Norfolk.

Free-standing signs shall be permitted on or within the perimeter of a property only with the written permission of the Authority. The maximum area of any sign on or within the perimeter of a property shall not exceed two square feet for each lineal foot of building wall fronting on a street, and signs shall not: (1) be higher than the roof, eave or parapet line of any building, nor silhouetted against the sky; (2) be intermittent or moving; (3) project more than 24 inches beyond the setback line; (4) use direct illumination such as bare incandescent bulbs or bare gas or fluorescent tubes; (5) contain a single letter, emblem or device exceeding 30 inches in height; (6) pertain to any thing or activity other than those on the same premises. A sign is hereby defined as a visual assembly of letters or any other device for attracting attention or conveying information. The area of a sign is the sum of the smallest rectangles enclosing all such letters and devices. The maximum area allowed is the greatest sum of all those rectangles visible from any point on any public right-of-way.

(3) Regulations Applicable to Residential Uses

(a) Character of Residential. It is the intent of the redevelopment plan to provide for the development of new low and moderate income housing along with supporting accessory uses and structures. The type, nature, and density of new housing to be developed is to be in keeping with the residential patterns established in the initial Huntersville I Redevelopment Project and the Huntersville General Development Plan.

(b) Off-Street Parking. Off-street parking spaces shall be provided in accordance with the requirements of the Norfolk Zoning Ordinance as amended and in sufficient number to insure adequate

parking facilities for each housing unit constructed.

(c) Signs. Free-standing signs shall be permitted on or within the perimeter of a property only with the written permission of the Authority. The maximum area of any sign for each housing unit shall not exceed one square foot in area. The maximum area of any sign advertising or identifying multiple housing unit complexes shall not exceed 28 square feet, and signs shall not: (1) be higher than the roof, eave or parapet line of any building, nor silhouetted against the sky; (2) be intermittent or moving; (3) contain a single letter, emblem or device exceeding 30 inches in height; (4) pertain to any thing or activity other than those on the same premises.

d. Duration of Controls. New construction within the Project Area will, for a period of 21 years from the date of approval of this Plan by Norfolk City Council, be subject to the controls set out in this plan and shall also be subject to restrictive covenants imposed in disposition documents and to any more restrictive provisions which may be contained in future amendments to the Norfolk Zoning Ordinance.

5. Redeveloper's Obligations

a. Covenants in Disposition Documents. In all instances, purchasers will be required to agree as a covenant running with the land to such controls as are reasonably required to ensure the development of project land in accordance with this Plan, including but not limited to the following:

- (1) The parcel acquired will be used for a purpose designated for such property in this Plan;
- (2) The purchaser will not execute any covenant, agreement, lease, conveyance or other instrument whereby the land purchased or leased within the project is restricted in any way upon the basis of race, creed, color or national origin, in the sale, lease or occupancy thereof;
- (3) The purchaser will install or construct, within a period of time determined to be reasonable by the Authority, an improvement or improvements of a permanent nature suitable for the use specified for such property in this Plan.

b. Review of Plans. The plans proposed by prospective developers to carry out the provisions of this Plan will be carefully reviewed by the Authority. No plan will be accepted for redevelopment unless the Authority is satisfied as to aesthetic and functional quality of the design and the quality of the construction of the proposed improvements to be erected on the site.

c. Underground Utilities. All utilities will be placed underground.

d. Environmental Safeguards. All new development activities will be conducted in conformance with regulations and safeguards contained in the Environmental Impact Statement prepared for the project to ensure the protection and enhancement of environmental quality.

IV. REAL ESTATE ACQUISITION AND RELOCATION PROVISIONS

A. General Provisions

In conducting its real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Acts of the Commonwealth (Sec. 25-235 et seq of Code of Virginia 1950) and of the United States (P.L. 91-646, 42 USCA 4601 et seq.).

B. Real Estate Acquisition Provisions

1. As indicated in Section IIIB1 of this Plan, the Authority proposes to acquire the major portion of land parcels and structures within the project boundaries. The great majority of the parcels are devoted to residential uses, with a small number of parcels devoted to commercial, institutional or mixed uses.

2. In the acquisition of real property in this project, the Authority will:

- a. Make diligent effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings against the property.
- b. Not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved

acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings.

- c. Not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Authority of the date on which possession will be required.

3. Acquisition of project real estate is intended to proceed sequentially in five stages. The first stage will begin upon adoption and approval of the Plan with each of the others to follow upon completion of the former. Variations from this schedule will be made from time to time in the discretion of the Authority in those instances where project objectives can be furthered or individual hardships avoided. The areas contained within the five stages may be identified as follows:

Stage I: Land bounded on the north by Goff Street; on the east by the rear line of properties fronting on the east side of Wide Street; on the south by Princess Anne Road; and on the west by Church Street.

Stage II: Land bounded on the north by Princess Anne Road; on the east by Tidewater Drive; on the south by Virginia Beach Boulevard; and on the west by Wide Street.

Stage III: Land bounded on the north by Princess Anne Road; on the east by Wide Street; on the south by Virginia Beach Boulevard; and on the west by Cedar Grove Cemetery.

Stage IV:

(a) Land lying between O'Keefe Street and Church Street between Goff Street and the rear line of property fronting on the south side of Johnson Street.

(b) Land lying between Church Street and Elmwood Cemetery bounded on the south by Princess Anne Road and on the north by a westwardly extension of the rear line of the two properties fronting on the south side of Johnson Street just east of Church Street.

Stage V: The remaining project land, being all of the project land between Church Street and Elmwood Cemetery lying north of a line formed by the westwardly extension of the rear line of the two properties fronting on the south side of Johnson Street just east of Church Street.

C. Relocation Provisions

1. Norfolk Redevelopment and Housing Authority will administer the relocation program for all persons, families, business concerns and non-profit organizations affected by the acquisition of property under this

Plan. There are approximately 80 non-residential concerns, 947 renters, and 60 homeowners presently located in the Project Area.

2. The Authority will make every effort to maintain good communication with affected non-residential displacees, advising them of the availability of suitable replacement sites and referring them to the Norfolk Chamber of Commerce, Tidewater Virginia Development Council, the Downtown Norfolk Association and to appropriate commercial real estate agents who specialize in marketing sites suited to their individual needs. Non-residential concerns will be encouraged to remain in the area in existing commercial vacancies, and provisions will be made, where practicable, to assist certain non-residential displacees to relocate in new facilities within project boundaries. The Authority will provide advice and assistance to commercial displacees in contacting and obtaining financial and other assistance available through federal, state and local public programs and private lending institutions and mortgage finance companies, to alleviate relocation problems and become established in suitable replacement facilities.

3. The Authority will make every effort to maintain good communication with all displaced persons and families, advising them of the availability of housing accommodations and insuring that all references are made to decent, safe and sanitary dwelling units. Housing referrals will be made only after Authority staff have inspected the premises and the dwelling units have been determined to be safe, decent, sanitary and adequate in size to meet the needs of the individuals and families affected. Suitability will be

determined by compliance with City Building, Fire and Minimum Housing Codes and occupancy standards, as well as accessibility to community services, facilities and places of employment. It has been determined that adequate replacement units for families and individuals displaced by acquisition and demolition of project dwellings are and will be available through the normal rate of turnover in the Authority's public housing projects, and in new low and moderate income units currently under construction. Assistance will be given to families and individuals in relocating to suitable housing within their respective financial capabilities and geographical preference as far as possible. Counseling services will be provided to aid in that effort, including assistance in securing financing for homeownership as appropriate.

4. It is not contemplated that temporary relocation will be needed except on an emergency basis, and where this is required, the facilities will be equally desirable in character as those vacated by the site occupant and will be in decent, safe and sanitary condition.

5. The Authority will not undertake premature or ill-considered action to evict site occupants from the project after acquisition, and in any case eviction will be pursued only as a last resort. Occupants will be forcibly evicted only in the case of their failure to pay rent, maintenance of a nuisance or use of the premises for illegal purposes, a material breach of the rental agreement, refusal to accept adequate accommodations offered for permanent relocation, failure of the occupant to move within a reasonable

length of time after receipt of written notice, or if an eviction is required by state law or local ordinance. The requirements of special situations will be recognized and served to the greatest extent possible.

6. The Authority will inform all site occupants of all relocation payments and other forms of assistance available under applicable law and the conditions of eligibility which must be met before they can receive such payments and assistance. The Authority will maintain close contact with all affected site occupants and will make every effort to alleviate relocation problems to the greatest feasible extent.

V. PROCEDURES FOR AMENDING REDEVELOPMENT PLAN

This Plan may be amended from time to time, after approval has been given by affected redevelopers, by the Commissioners of the Norfolk Redevelopment and Housing Authority and the approval thereof by the Council of the City of Norfolk as based on the recommendation of the City Planning Commission.

VI. OTHER PROVISIONS

A. Environmental Impact Considerations

1. An Environmental Review Record has been prepared for the Huntersville II Redevelopment Project. Based on data contained therein, it has been determined that an Environmental Impact Statement will be required for this project with respect to any federal financial assistance which may be made available for project activities. The Environmental Review Record is on file and may be examined and copied during normal working hours in the offices of the Fiscal Division, City of Norfolk, East Wing, City Hall, Norfolk, Virginia 23501.
2. A Draft Environmental Impact Statement for Church Street and Huntersville II Redevelopment Projects has been published and disseminated to individuals and groups known to be interested in this project, to local, state and federal agencies, and to other parties believed to be appropriate. All known interested parties have been given an opportunity to comment on the Draft Statement.
3. A public hearing on the Draft Environmental Impact Statement has been conducted, at which time the public was afforded the opportunity to comment upon the preparation and contents of the Draft Environmental Impact Statement and any potential impacts.

4. All proceedings will be in conformance with the established environmental review process and with applicable laws and regulations.

B. Minority Group Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of nondiscrimination with regard to race, color, creed, national origin or sex in all aspects of its redevelopment program, in compliance with applicable provisions of all civil rights, fair housing and equal opportunity laws and regulations. Specific assurances that there will be no discrimination in connection with any activity of the Authority or in the sale, lease or rental, or use and occupancy of any project land or the improvements erected thereon, will be included in the Authority resolution approving this Plan and in subsequent contract documents and disposition agreements associated with project activities.

C. Citizen Participation Considerations

1. The Norfolk Redevelopment and Housing Authority pursues a policy of actively involving project area residents and other interested citizens and community groups in project planning and execution. Citizen involvement in the Huntersville II Redevelopment Project thus far has been carried out on several levels. An "Urban Ring Assembly" has been established and is composed of citizens representing various business and civic organizations interested in the treatment of problems within neighborhoods in a corridor surrounding the downtown and immediately adjacent

areas of Norfolk, including the Huntersville II Redevelopment Project. Staff of the Norfolk Redevelopment and Housing Authority and the Norfolk Department of City Planning meet with this group as required in order to review overall policies, priorities and funding proposals for the Park Place Conservation Project, the Church Street Redevelopment Project and the Huntersville II Redevelopment Project, which comprise the inner urban ring.

2. To assist in dealing more effectively with specific issues involving persons residing within the Huntersville II Redevelopment Project, a Project Area Committee composed of resident citizens and businesspersons was established. This group met frequently with City and Authority staff to assist in the planning and scheduling of project treatment proposals, project boundaries, environmental impact statement procedures and the redevelopment process.

In February of 1979 a new group with broad based community support was formed to assist with more detailed project planning and increased citizen participation in project affairs. This group, known as the Huntersville II Coalition, combined several existing community organizations, including the original Project Area Committee, into a single body which represents the Huntersville II Redevelopment Project area. The Huntersville II Coalition, which has become the recognized Project Area Committee and is hereafter referred to as the PAC, has assisted the City and Authority in reviewing alternative land use patterns and has discussed the real estate acquisition process, family and business relocation procedures and the scheduling of proposed project activities.

3. At the third level of citizen participation is the Church Street-Huntersville II Community Development Corporation (CSHCDC) which was created to foster citizen participation in the physical development phase of the project. This private, nonprofit corporation is directed by a board whose members have been selected from the Church Street and Huntersville II Redevelopment Project areas. In addition to its development objectives, the CSHCDC has sponsored a take-part planning workshop aimed at further involving project area residents in the redevelopment process. This workshop, held April 7, 1979 at the Huntersville Neighborhood Center, was attended by approximately 80 neighborhood residents who answered questions in a prepared workbook guide while observing their surroundings in an awareness walk. Participants in the workshop also produced their own physical plans outlining project area development based upon their ideas for housing types and location, commercial and institutional uses, traffic circulation and open space requirements. These plans were analyzed by the staff of F.A. Johnson Associates (managing partners for the CSHCDC) and compiled into a Composite Plan which is representative of combined ideas of the workshop participants. This Composite Plan was then revised to become a Development Concept, which was reviewed and endorsed by workshop participants and members of the PAC on October 9, 1979. Because the Development Concept was more detailed than is appropriate for a plan comprising a portion of this Redevelopment Plan, a General Development Scheme was prepared which permits the uses contemplated under the Development Concept, but allows for flexibility in the definition of disposition sites. A copy of the General Development Scheme

is attached as Exhibit F. The Norfolk Redevelopment and Housing Authority will continue to work with the CSHCDC, the PAC and other interested groups in an effort to bring about an optimum development of the Project Area in a manner which is consistent with the long-range goals of the City of Norfolk and the desires of the residents of Huntersville.

4. Minutes of the meetings of the Huntersville II PAC and other citizen's groups are on file at the offices of the Norfolk Redevelopment and Housing Authority, along with copies of communications between the Authority and citizens, interested groups and other public agencies concerning the proposed Huntersville II Redevelopment Project, as well as a copy of the resolution of Norfolk City Council requesting that Norfolk Redevelopment and Housing Authority investigate Church Street and adjacent areas, including Huntersville II, to determine the extent of blight and prepare redevelopment plans as appropriate.

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Left Side

- I. Letter of Endorsement
- II. Fact Sheet
- III. Redevelopment Plan
- IV. Photographs

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- I. Estimated Future Funding Requirements for Huntersville II
- II. Schedule of Reviews and Approvals
- III. Answers to Potential Questions
- IV. Redevelopment Plan Maps

To Be Acquired
Project Boundary

Huntersville I
Redevelopment Project



Exhibit A

HUNTERSVILLE II REDEVELOPMENT
BOUNDARY & ACQUISITION PROJECT

Date 1/79

Scale 1"=200' 0' 100' 200' 400'

APPROVALS		REVISION	DESCRIPTION
CITY COUNCIL	DATE		
CITY MANAGER	DATE		
CITY ENGINEER	DATE		



Residential / Institutional

Residential / Commercial / Institutional

Project Boundary

Huntersville II
Redevelopment
Project

Elmwood
Cemetery

Cedar
Grove
Cemetery

exhibit C

APPROVALS	DATE	DESCRIPTION
CITY MANAGER		
CITY ENGINEER		
CITY COMMISSIONER		

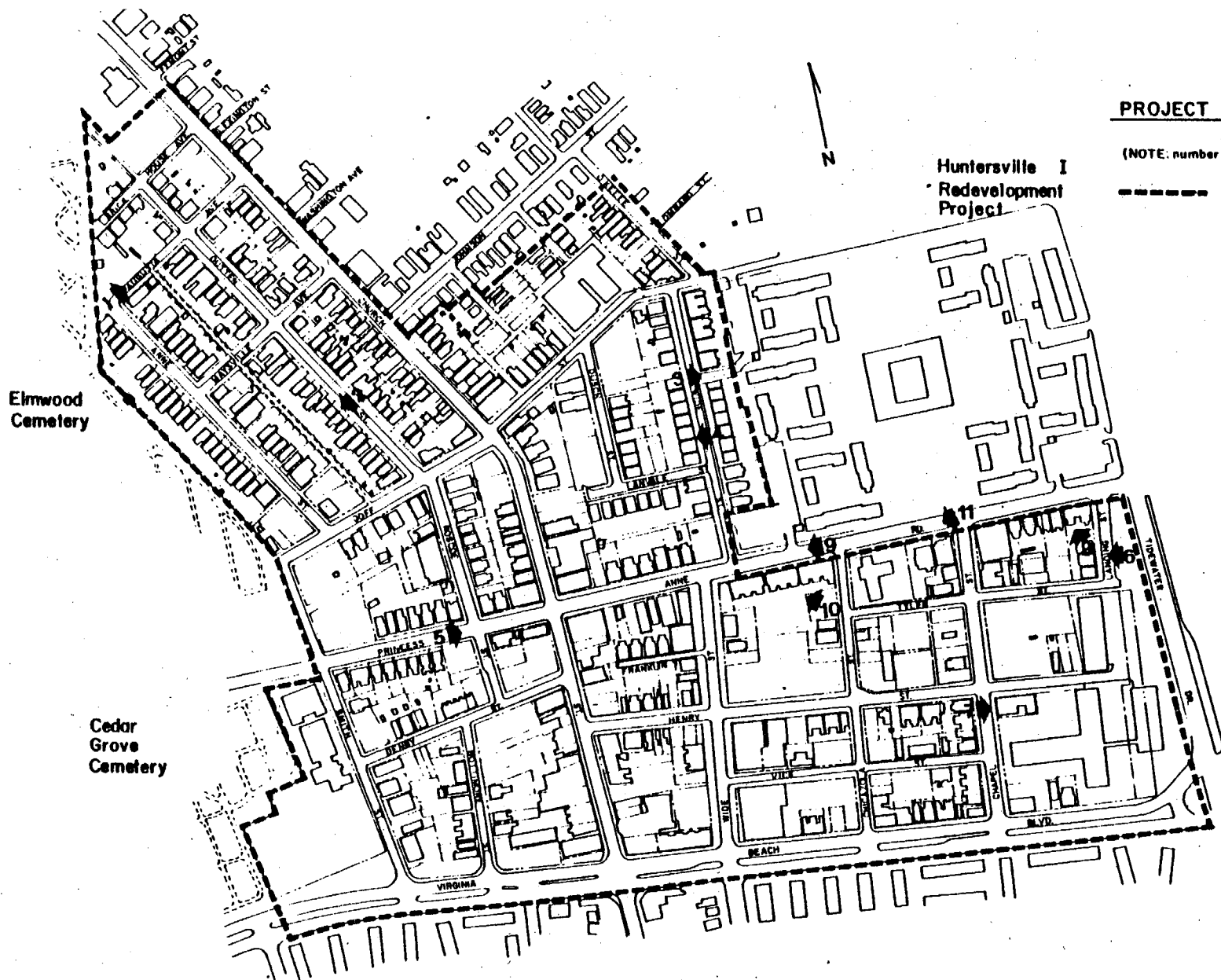


LAND USE

HUNTERSVILLE II REDEVELOPMENT PROJECT

Scale 1"=100' 0" 200' 400'

Map 1/19



PROJECT AREA PHOTOGRAPHS

(NOTE: number refer to order of photographs in text)

----- PROJECT BOUNDARY

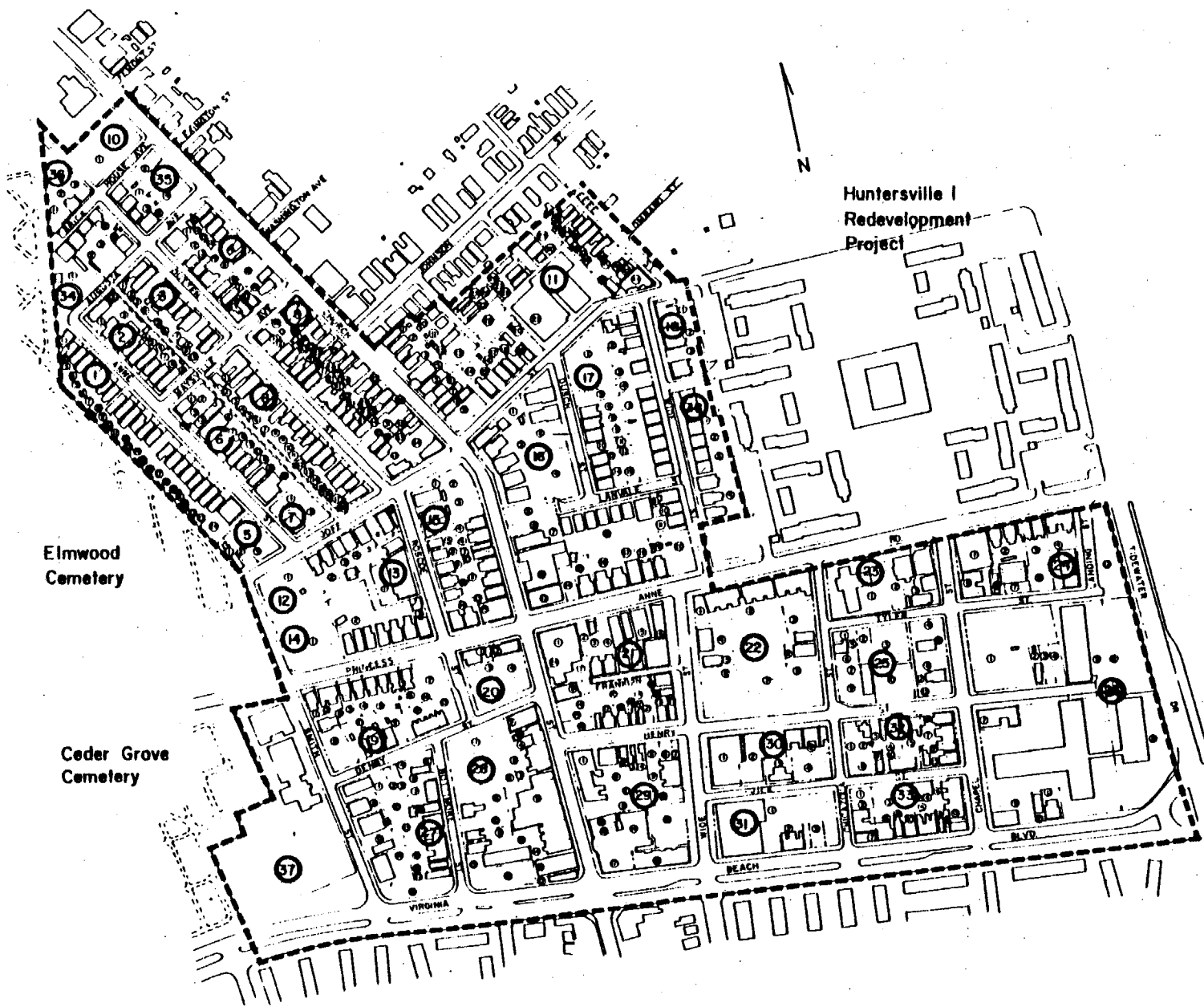
Huntersville I
Redevelopment
Project

Elmwood
Cemetery

Cedar
Grove
Cemetery

exhibit D

APPROVALS		REVISIONS			LOCATION MAP HUNTERSVILLE II REDEVELOPMENT PROJECT Scale 1"=200' 0 100 200 400' Date 1/79
DATE ADOPTED BY CITY COUNCIL	DATE ADOPTED BY SMALL CLAIMS PRELIMINARY	DATE	DESCRIPTION		



Huntersville I
Redevelopment
Project

Elmwood
Cemetery

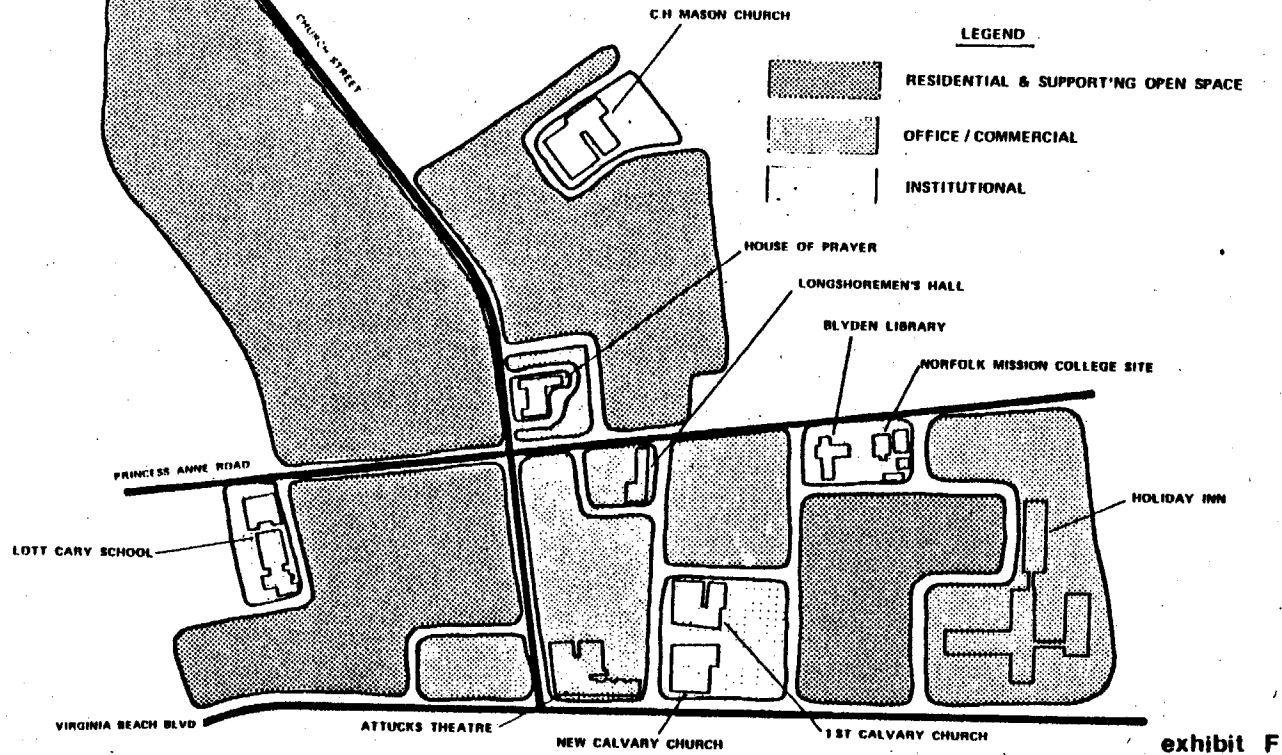
Cedar Grove
Cemetery

----- BOUNDARY

exhibit E

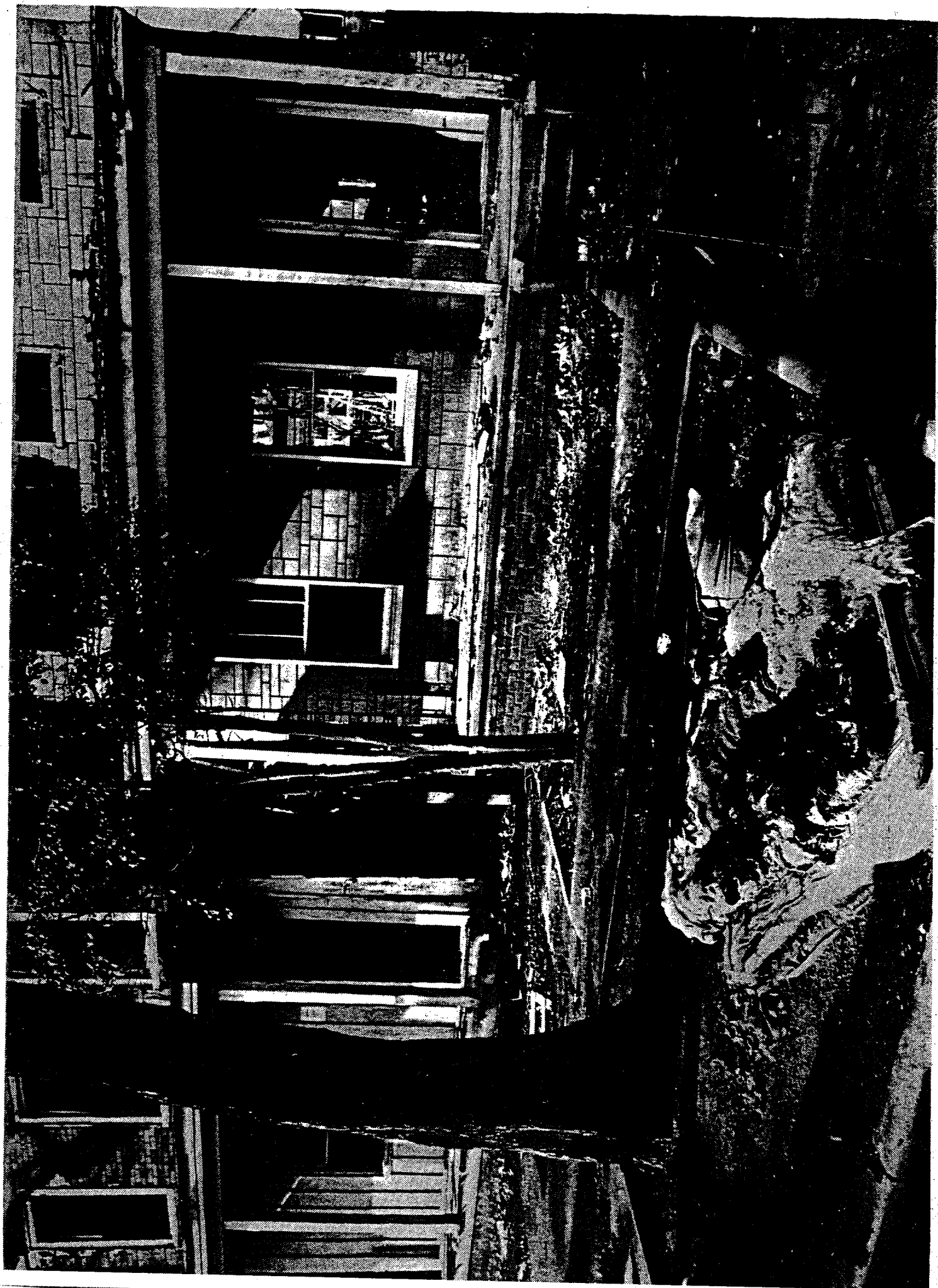
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	HUNTERSVILLE II REDEVELOPMENT PROJECT	
	Scale 1"=200' 0' 100' 200' 400'	Date 1/78

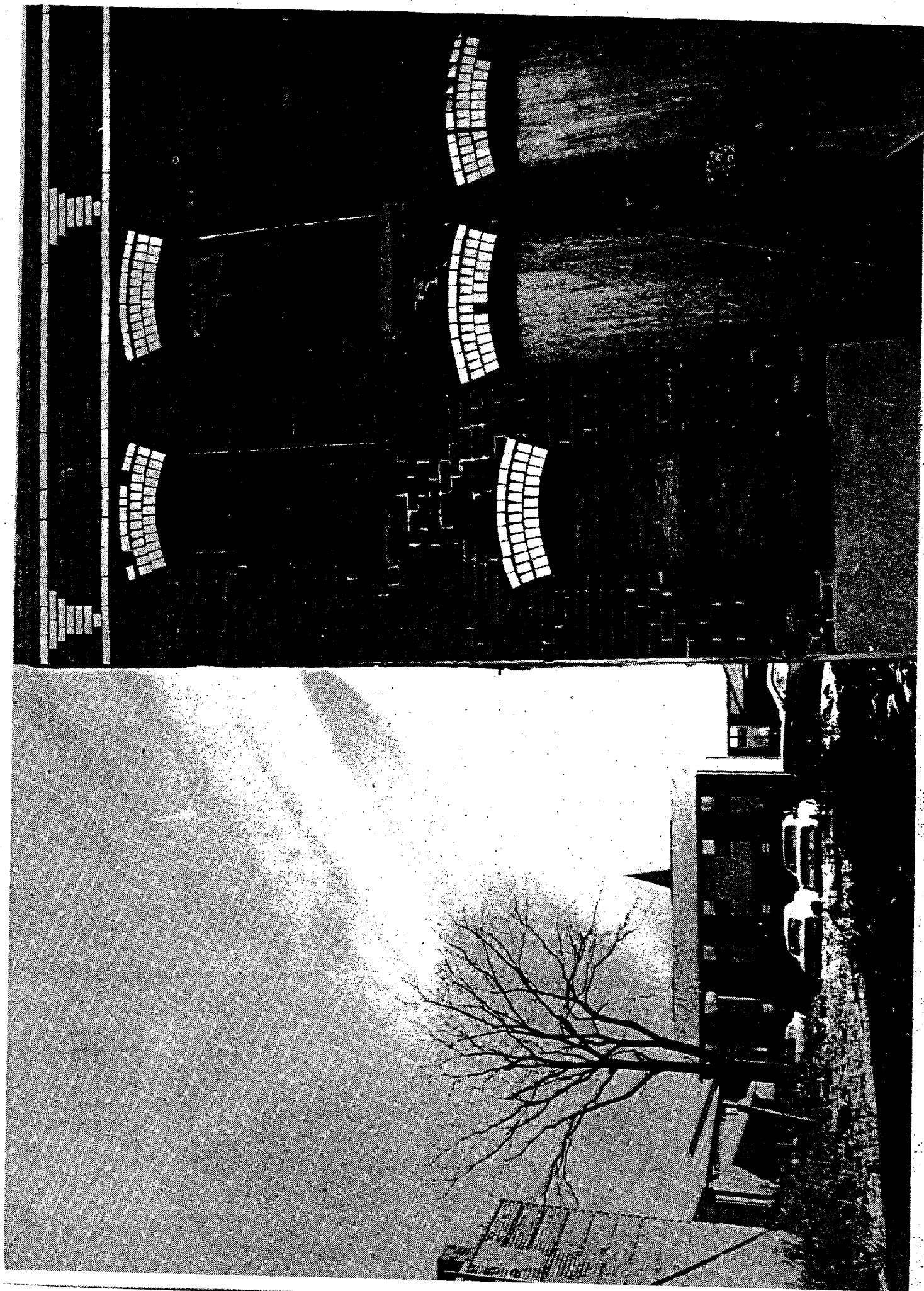
HUNTERSVILLE II
GENERAL DEVELOPMENT SCHEME

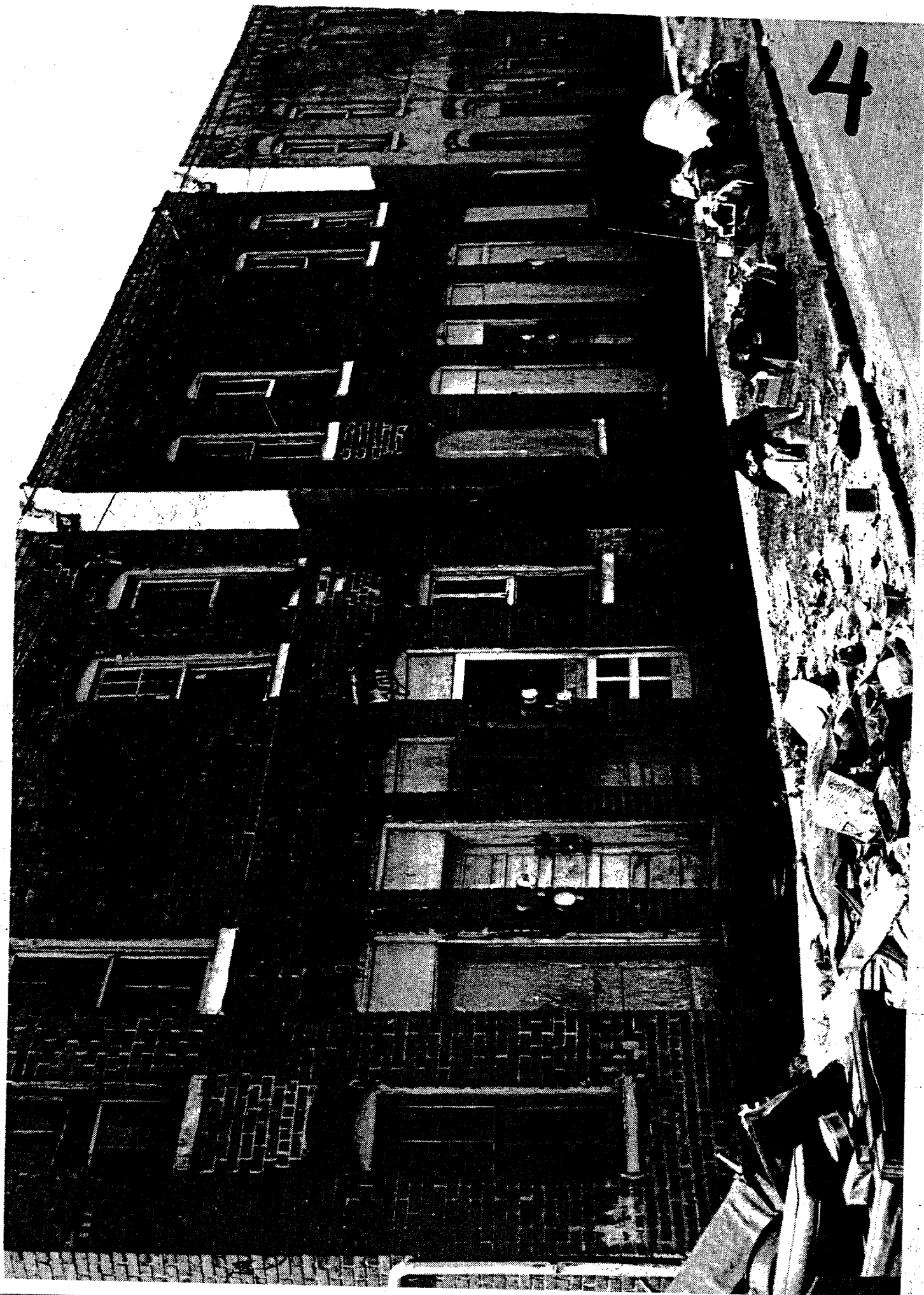


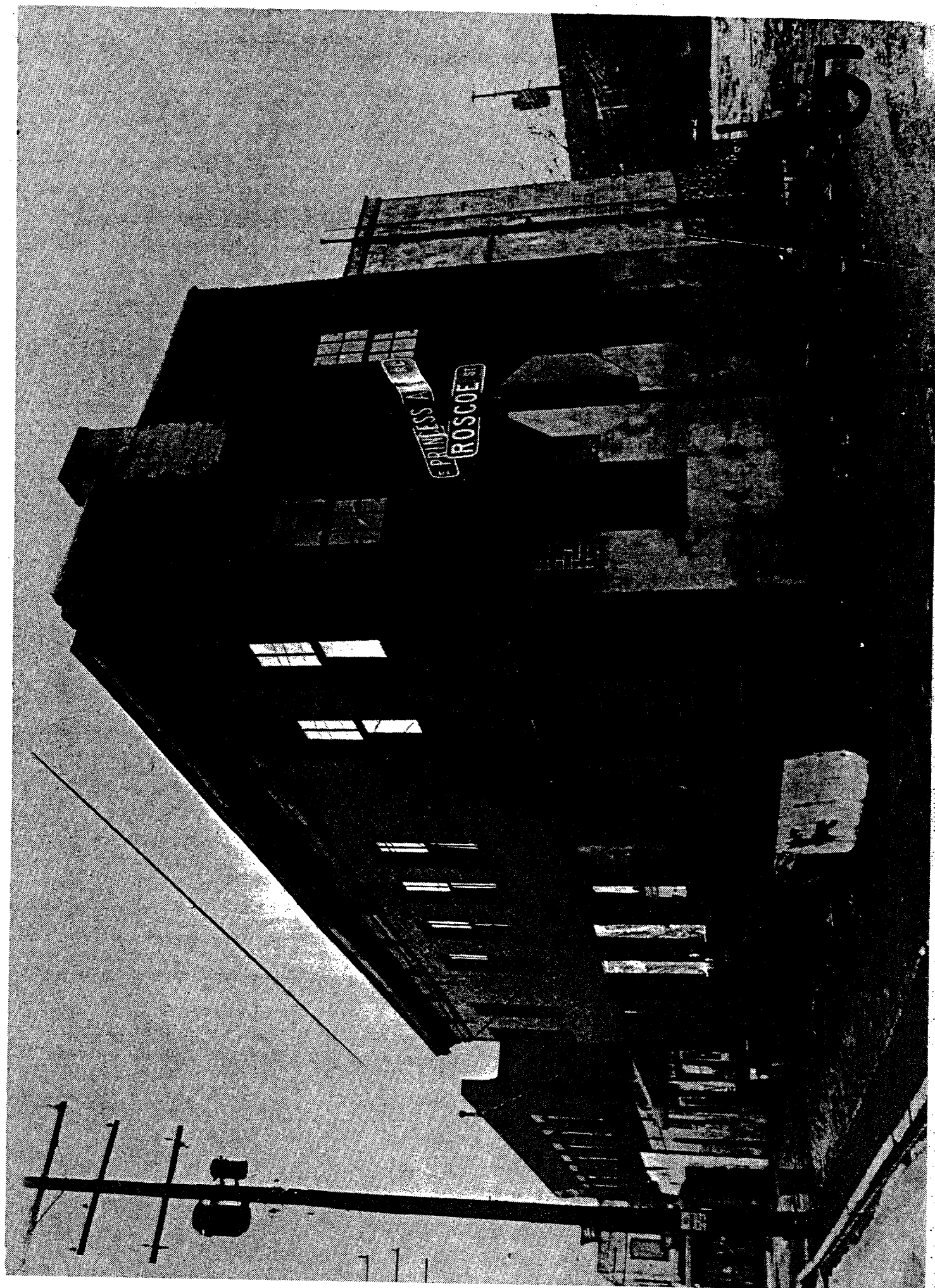
HUNTERSVILLE II REDEVELOPMENT PROJECT

Scale: 1" = 200' 0" 100' 200' 400' Date: 1/79

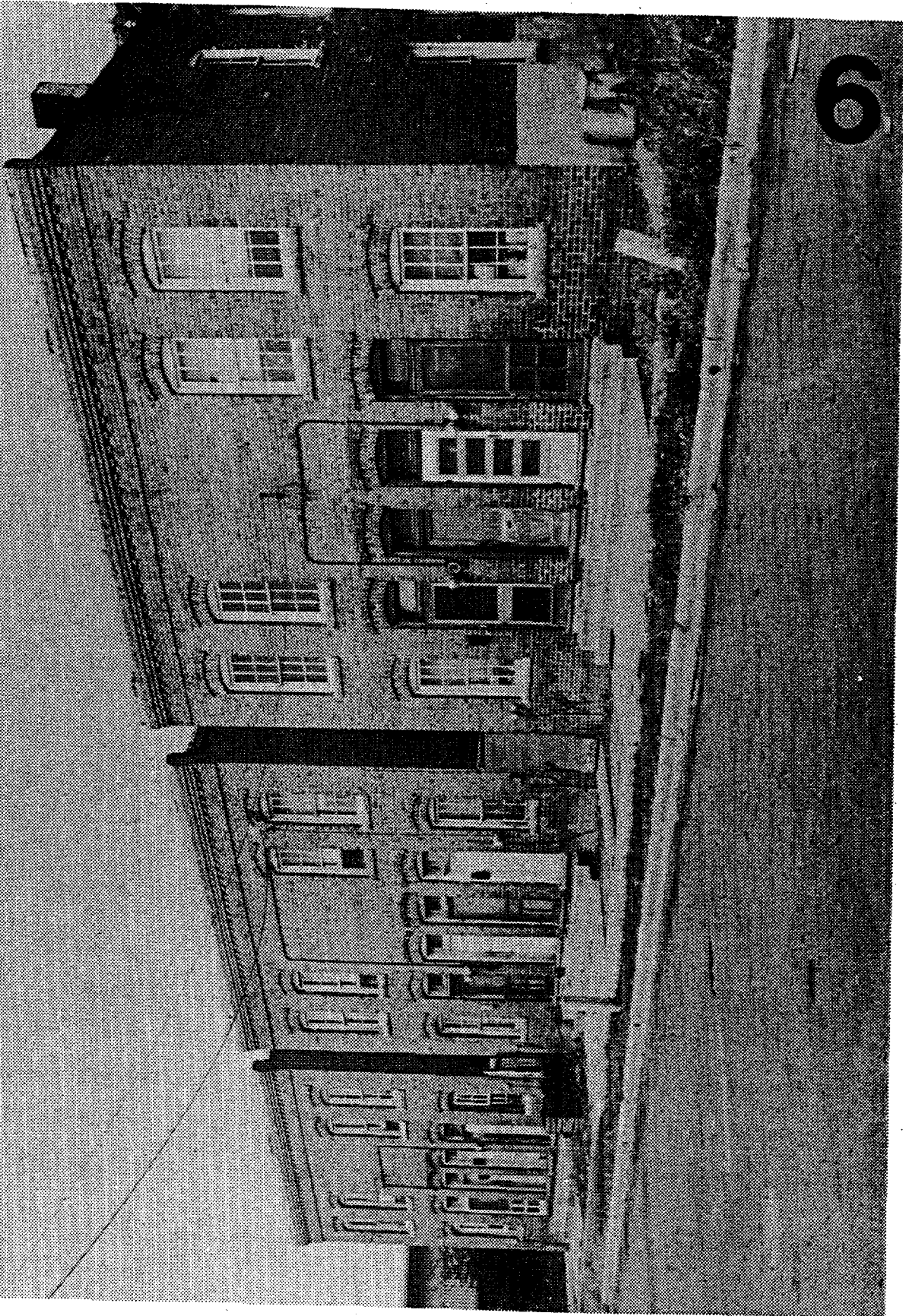




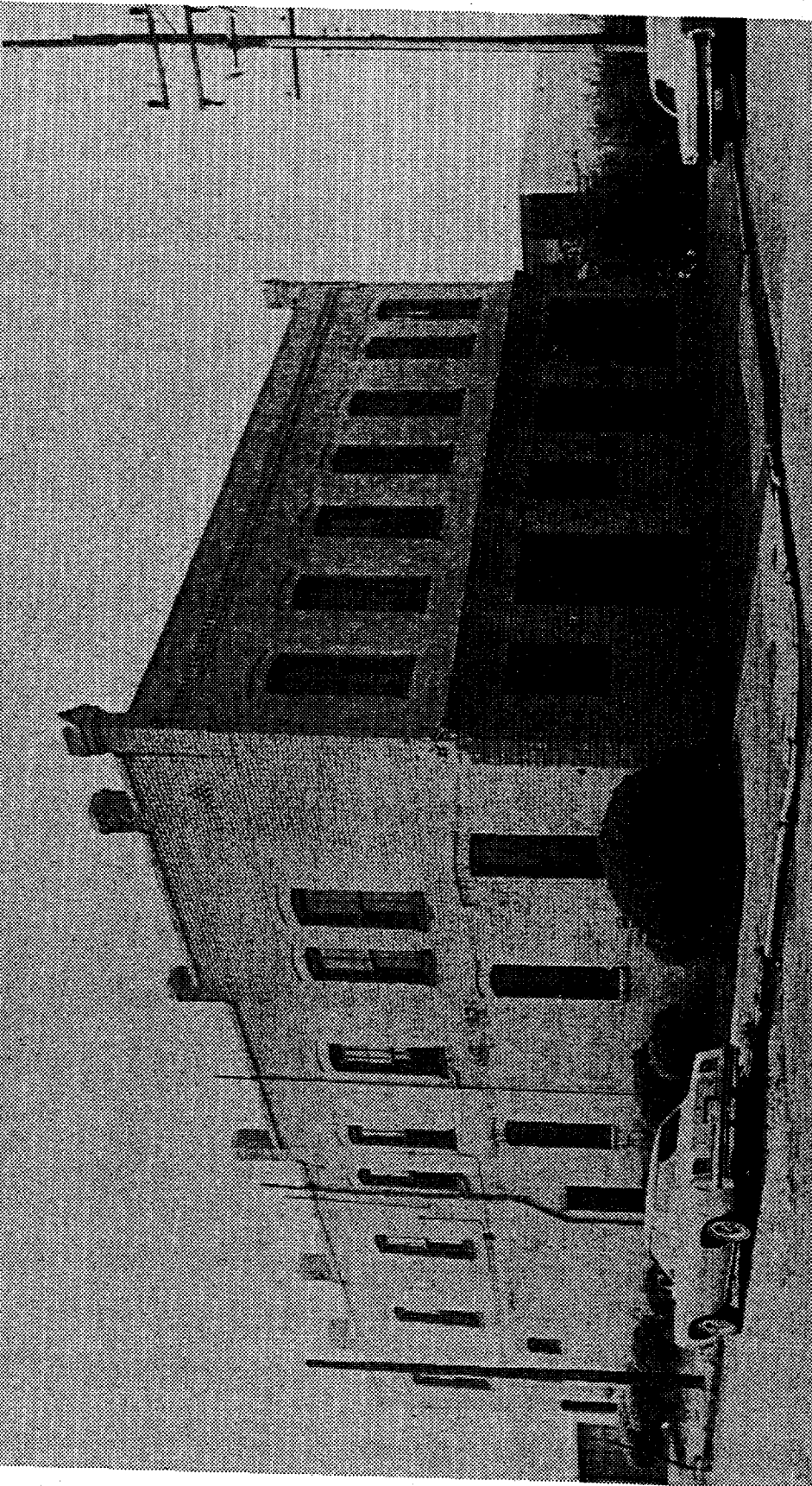


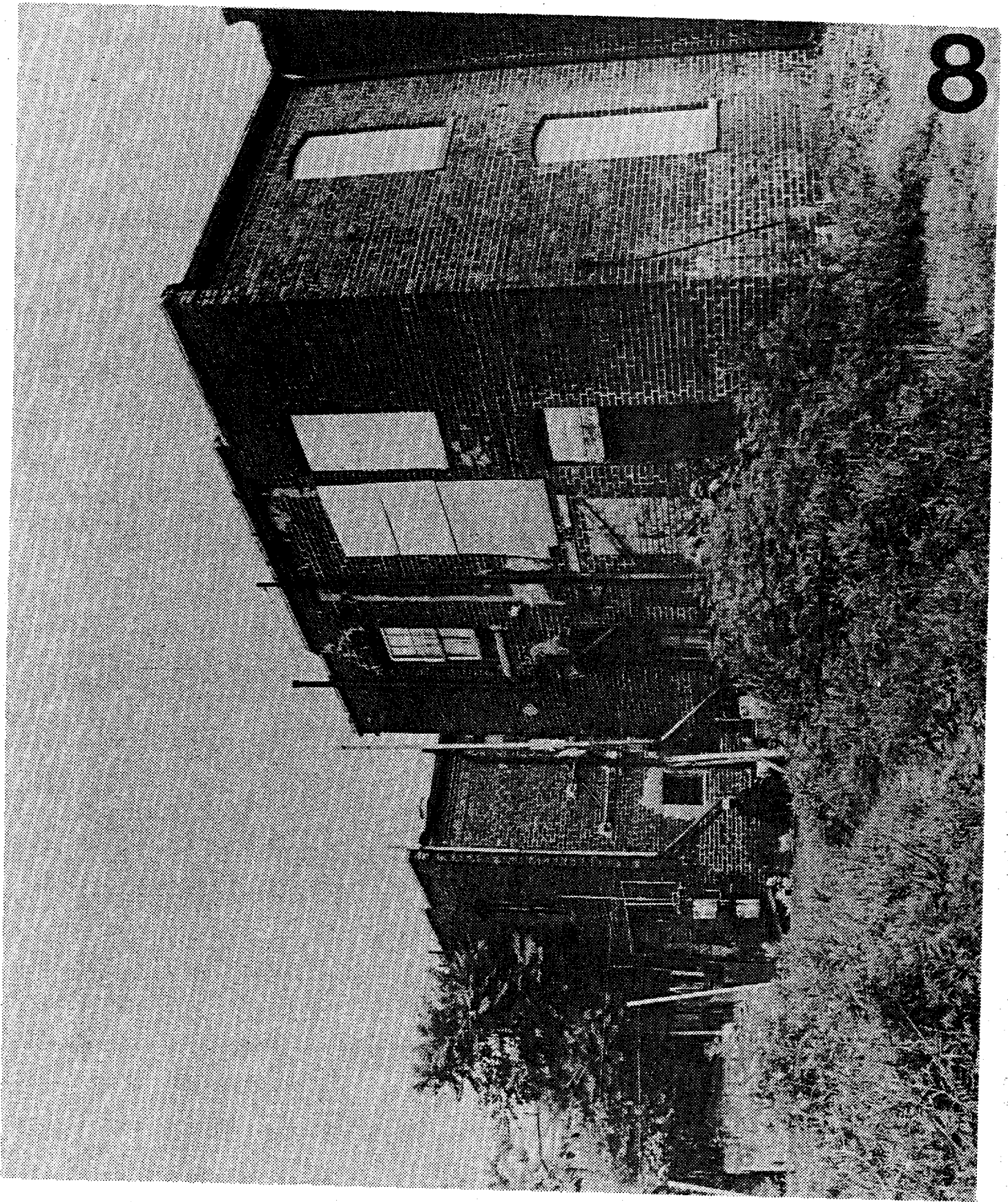


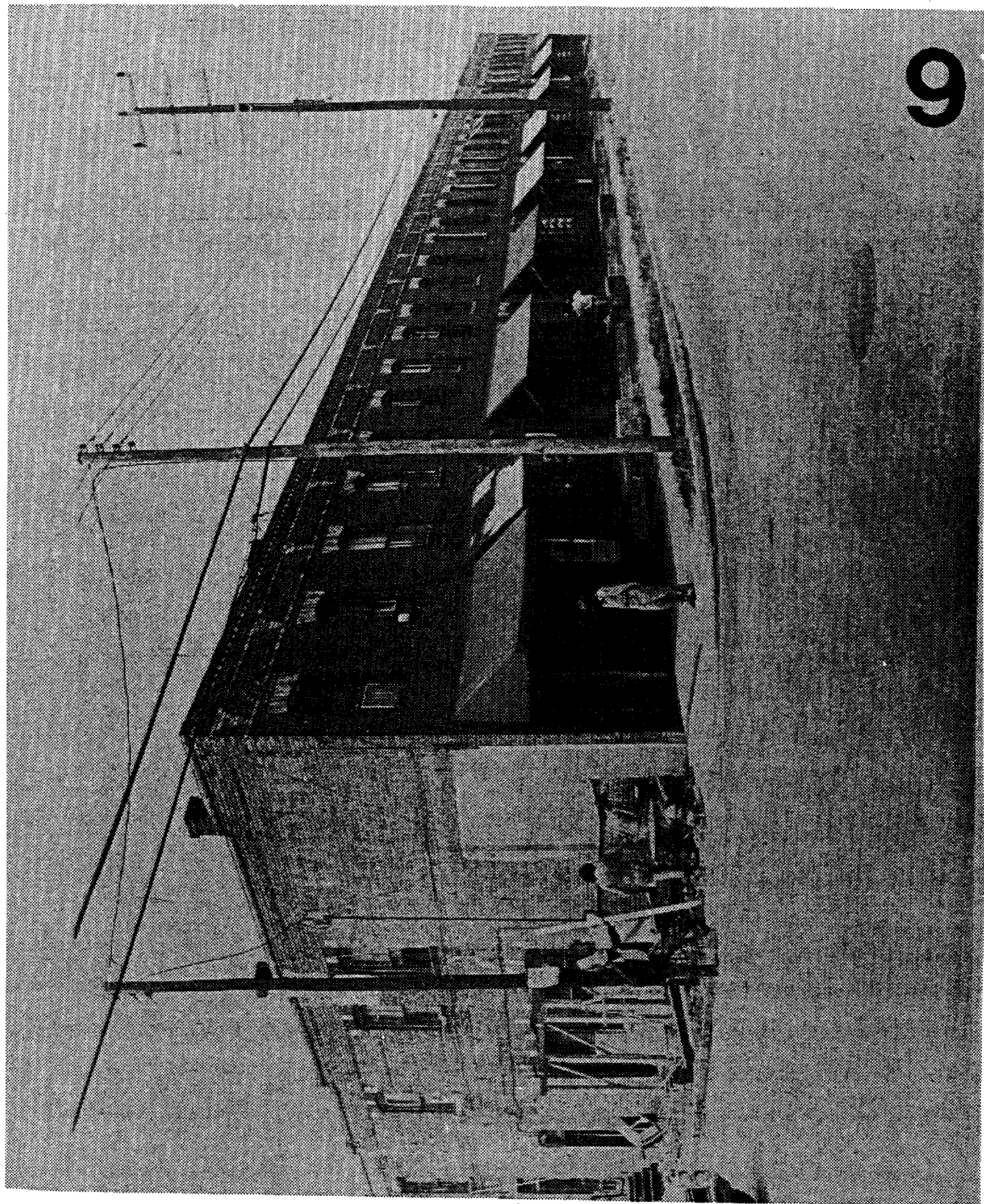
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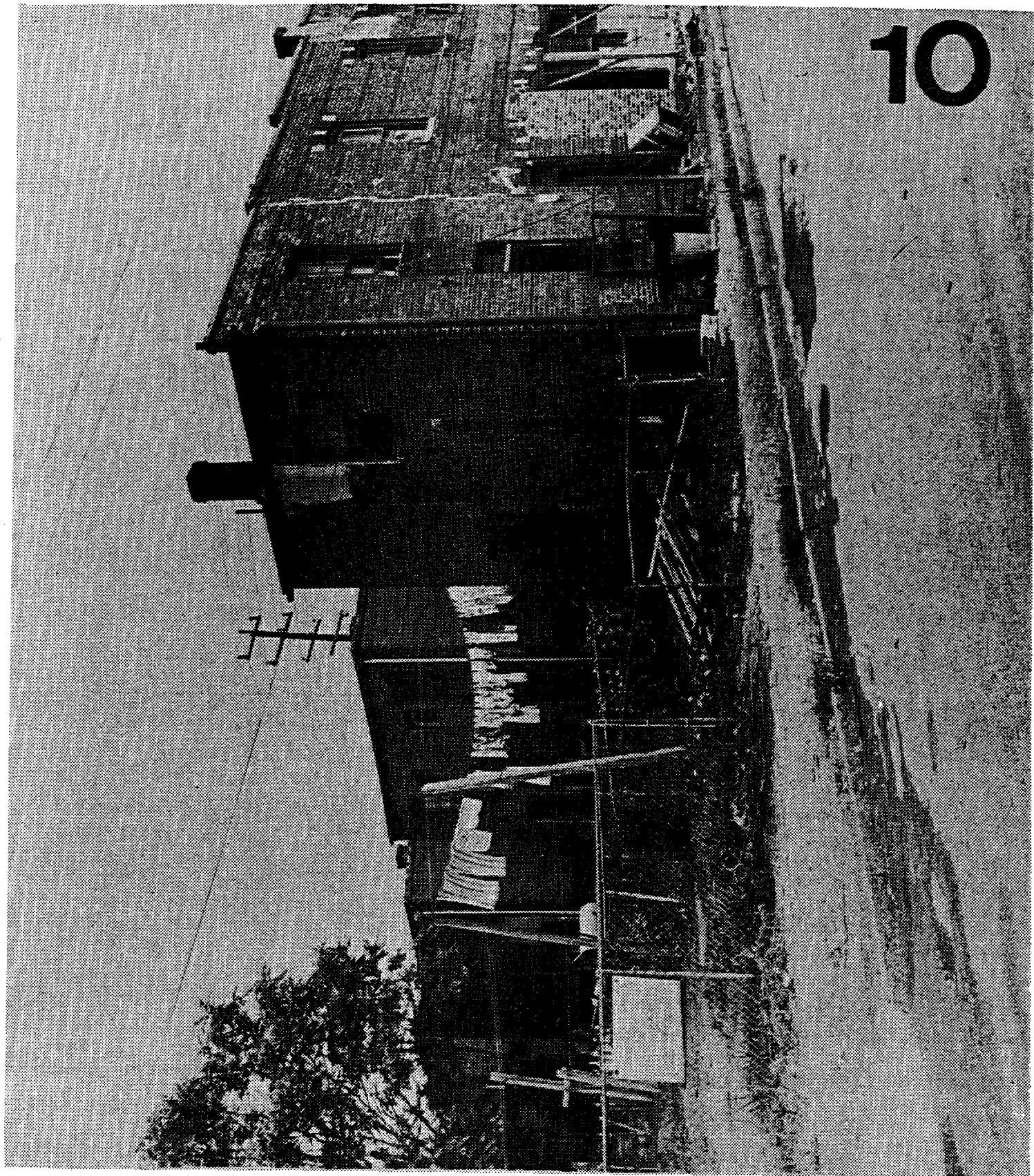
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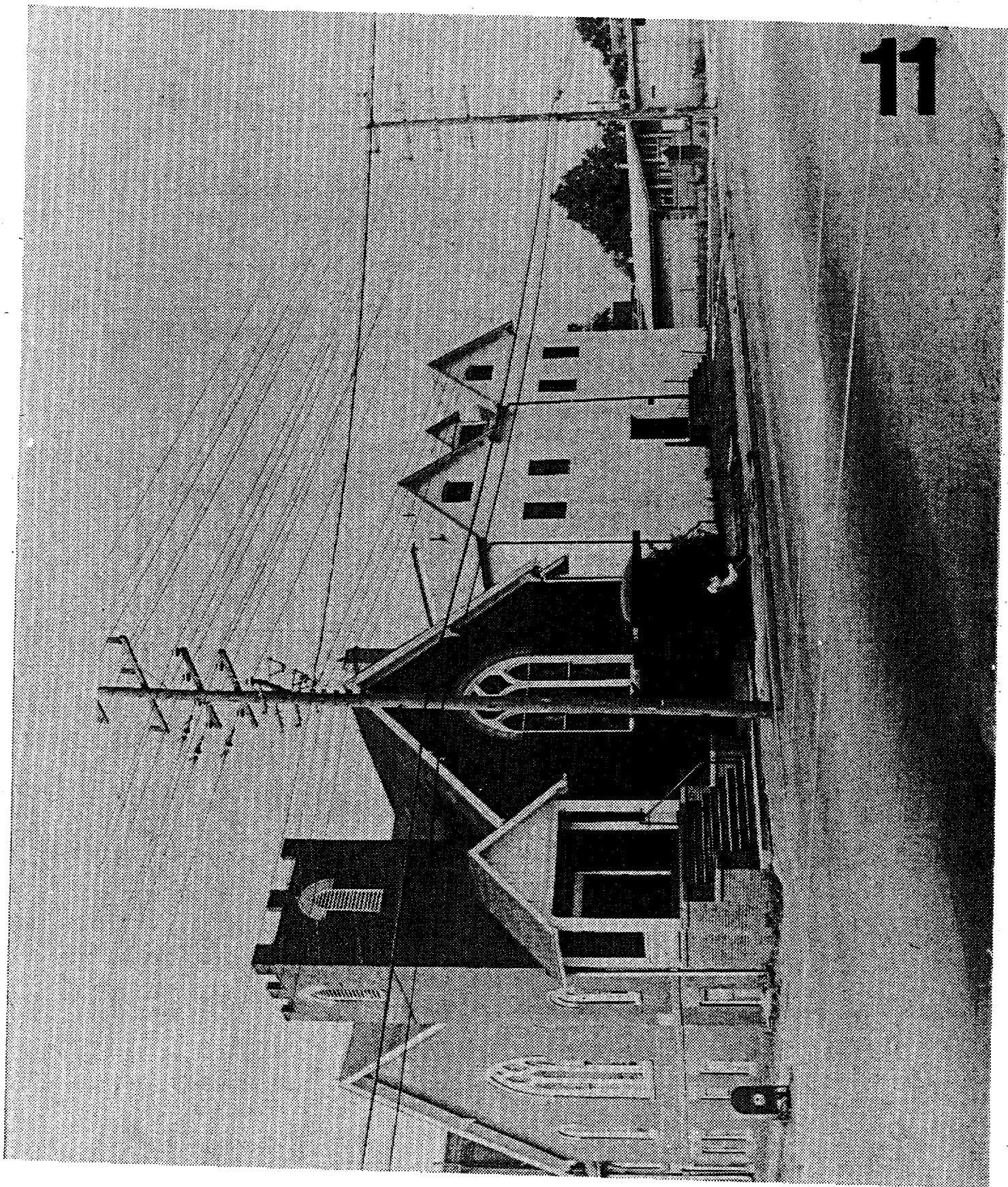


EXHIBIT NO. 2

